BILL GARRETT, Davidson County
Trans:T20140097560 DEEDWARR
Recvd: 12/31/14 12:35 2 pgs
Fees:13.00 Taxes:767.75
20141231-0119265

Warranty Deed

NOTARY PUBLIC June E. Rowell My Commission Expires January 9, 2018 STATE OF TENNESSEE	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is ~~$207,500.00~~ Affiant Subscribed and sworn to before me, this the 30th day of December, 2014. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
American Homes 4 Rent Properties Seven, LLC	SAME	
1248 West Running Brook Road		114-07-0B-111.00-CO
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MELISSA A. PRINCE, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMERICAN HOMES 4 RENT PROPERTIES SEVEN, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 99 on the Plan of Section Four, Westchase R20 Residential P.U.D. of record in Plat at Instrument No. 20040204-0013784, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Melissa A. Prince, unmarried by Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20050427-0046937 Register's Office for Davidson County, Tennessee, dated April 25, 2007 and recorded on April 27, 2007.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1248 West Running Brook Road, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of December, 2014.

Melissa A. Prince by Barbara Cagle A i f
attorney - in - fact

Melissa A. Prince by Barbara Cagle her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of December, 2014, before me personally appeared Barbara Cagle, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Melissa A. Prince as attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Melissa A. Prince.

Witness my hand and seal this 30th day of ~~December, 2014.~~

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

Notary Public